

Know all Men by these Presents,

That WE, JOHN and LORICE HAFENECKER

007725

in consideration of one dollar (\$1.00) and other valuable considerations

paid by LELAND J. and FERN BARD

whose mailing address is 6 Crommett Street, Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said LELAND J. and FERN BARD

as joint tenants and not as tenants in common, their heirs and assigns forever,

Two certain lots or parcels of land, with the buildings thereon, situated on Carver Street in said Waterville and further bounded and described as follows: to wit:-

Being lots numbered two hundred seventy-three (273) and two hundred seventy-four (274) according to a plan of lots at Cool Street Heights Annex belonging to A.F. Hutchinson Land Co., Inc. Said plan being made by Ernest W. Branch, C.E., dated July 5, 1923 and recorded in the Kennebec County Registry of Deeds, in the Portfolio.

Also another lot or parcel of land situate on said Carver Street in said Waterville and further bounded and described as follows, to wit:-

Being lot numbered two hundred seventy-five (275), according to a plan of lots known as Cool Street Heights Annex, said plan being made by Ernest W. Branch, C.E., dated July 5, 1923, and recorded in said Registry, in the Portfolio to which plan reference may be had for a more particular description. Lot #275 has a frontage of forty (40) feet on Carver Street and a depth of one hundred (100) feet, and contains four thousand (4000) square feet, more or less, according to said plan.

Being the same premises conveyed, with a life estate reserved to the grantee by the grantee, Frank E. Nickless and Mildred E. Nickless, by deed dated August 31, 1976, recorded in said Registry, Book 1938, Page 323, to Lorice M. Hafenecker, John Hafenecker, Verna A. Stubbs and Merle Stubbs, as joint tenants. The said Mildred E. Nickless and Verna A. Stubbs have both predeceased the execution of this deed, terminating the life estate to Mildred E. Nickless, and passing to the survivors, the full title to the above premises. Frank E. Nickless died February 10, 1988 terminating his life estate in the above premises.

Meaning and intending to be same premises conveyed to Lorice M. Hafenecker and John Hafenecker by Warranty Deed of Lorice M. Hafenecker, John Hafenecker and Merle Stubbs dated March 1, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3325, Page 329.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Leland J. and Fern Bard

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And

we do warrant with the said Grantees, their heirs and assigns, that lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

we the said

John Hafenecker

and

Lorice M. Hafenecker

husband/wife of the said John Hafenecker

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 2nd day of the month of May, A.D. 19 88.

Signed, Sealed and Delivered

in presence of

Mary S. Mathieu

to wit

John Hafenecker

John Hafenecker

Lorice M. Hafenecker

Lorice M. Hafenecker

State of Maine, County of Kennebec

ss.

May 2

19 88

Then personally appeared the above named

John Hafenecker and Lorice M. Hafenecker

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mary S. Mathieu

Notary Public

Attorney at Law

My Commission Expires 11/18/93

Printed Name, Mary S. Mathieu



1988 MAY -3 AM 9:00

RECEIVED KENNEBEC SS.